

November 3, 2025

The Board of Zoning Adjustment of the City of Sulphur, Louisiana, met in special session at its temporary meeting place located at 501 Willow Avenue, Sulphur, LA, held at 5:30 p.m., on the 3rd day of November 2025, after full compliance with the convening of said meeting with the following members present:

LENORE CARROLL, Land Use Commission District 1
TROY DARBY, Land Use Commission District 2
VERONICA ALLISON, Land Use Commission District 3
EDDIE LEBLANC, Land Use Commission District 4

ABSENT – JONATHAN BRAZZELL, Land Use Commission of District 5

After the meeting was called to order and the roll called with the above results, prayer and pledge was led by Mr. Darby.

The first item on the agenda is a resolution granting a variance to Phipps Auto Group, LLC, 1035 East Napoleon Street, to allow for front setback to be 14 feet rather than the required 20 feet. Adam Leger, representative, stated that they need a 6-foot variance for an architectural projection in front of the building. Motion was made by Mr. Darby seconded by Mrs. Allison that the following resolution be adopted to-wit:

RESOLUTION

RESOLUTION GRANTING A VARIANCE TO PHIPPS AUTO GROUP, LLC,
1035 EAST NAPOLEON STREET, TO ALLOW FOR FRONT SETBACK TO BE
14 FEET RATHER THAN THE REQUIRED 20 FEET.

WHEREAS, in accordance with Article IV, Part 3, Section 4 (4) (b) of the Land Use Ordinance of the City of Sulphur, Louisiana, the front setback shall be 20 feet from the property line; and

WHEREAS, the applicant is requesting for the front setback to be 14 feet rather than the required 20 feet for the following described property:

COM 100 FT W AND 39.55 FT S OF NE COR LOT 5 SUB IN SW NW 35.9.10
ON S R/W LINE HWY 90 TH W 240 FT S 64.55 FT TO S LINE LOT 5 W
22.05 FT S 59.20 FT E 80 FT S 70 FT TO S LINE LOT 2 SAID PT BEING
552.25 FT E OF SW COR SAID LOT 2 TH E 219.25 FT N 64.75 FT E 60 FT N
64.75 FT TO S LINE LOT 5 SAID SUB, TH W 40 FT S 7 FT W 60 FT N 71.55
FT TO COM.

This variance is granted by the City of Sulphur and may be withdrawn by the City of Sulphur should said variance interfere with the rights and privileges owned by the City of Sulphur pursuant to a pre-existing right of way, servitude or easement. If withdrawn, any improvements constructed thereon shall be removed at the expenses of owner thereof.

Grantee hereby agrees and contracts to hold Grantor harmless from any damages created and/or caused by the granting of this variance, including, but not limited to, litigation defense, litigation costs, violation of subdivision restrictive covenants, building code violations or any other damages, property and/or monetary or otherwise, relating thereto.

Upon approval of this variance the owner of this variance shall be responsible for the recordation thereof, with the Clerk of Court, Calcasieu Parish, Louisiana, and shall provide the City of Sulphur a receipt evidencing recordation within 10 days of the effective date of this variance.

No work shall commence until all applicable permits are obtained. In the event work is commenced prior to obtaining all applicable permits, this variance shall be withdrawn and considered null and void.

BE IT RESOLVED by the Board of Zoning Adjustment of the City of Sulphur, Louisiana, that they do hereby grant a variance to Phipps Auto Group, LLC, 1035 East Napoleon Street, to allow for front setback to be 14 feet rather than the required 20 feet.

A vote was then called with the results as follows:

YEAS: Mrs. Carroll, Mr. Darby, Mrs. Allison, Mr. LeBlanc

NAYS: None

ABSENT: Mr. Brazzell

And the said resolution was declared duly adopted on this 3rd day of November, 2025.

ATTEST:

ARLENE BLANCHARD, Secretary

EDDIE LEBLANC, Vice-Chairman

There being no further business to come before the Board, the Vice-Chairman declared the meeting adjourned.

ATTEST:

ARLENE BLANCHARD, Secretary

EDDIE LEBLANC, Vice-Chairman

11-3-25
5:37 P.M.